

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
Annual Meeting of Homeowners
April 27, 2010

Board Members Attendance

John Bryant, Don Furbush, Greg Korytkowski, John O'Connor, Jim Wheeler, Alan Chenoweth

Location: Phillip Miller Library, Castle Rock, CO

Meeting called to order at 6:59 PM by President John Bryant.

Quorum Verification

A Quorum was verified.

Previous Minutes

Previous minutes were approved

President's Report

President Bryant described the Spring 2009 effort to review the conditions of the HOA properties. Members of the Board and Community formed teams to canvas the HOA area. Properties needing fence maintenance, various painting and general repair were identified and notified. A new paint guideline book with several new colors was developed. The Design Review Committee was very proactive in attempts to help homeowners.

President Bryant described the Woodland's Blvd. irrigation modification project completed in 2009. The project cost approximately \$81,000 to remove sod and modify the irrigation system, and was necessary to control increasing irrigation costs. The water cost for the irrigation zones supplying the modified area dropped approximately 23% and was instrumental in controlling water costs for 2009.

Management Report / Financials

The HOA Financials were provided to the Board in written form. Operating Income for March 2010 was \$8,164. Operating Expenses were \$11,368. Operating Deficit was \$(3,203). For the three-month period Operating Income was \$47,443 and Operating Expenses were \$49,240; resulting in an Operating Deficit of \$(1,796). It was noted that in addition to homeowners being handled by legal counsel, a total of 13 homeowners had not paid their January 1, 2010 assessment as of March 31, 2010

Old Business

There was executive discussion of ongoing legal activity

Notices of Complaints were discussed and reviewed

New Business

Mr. O'Connor presented a Maintenance Proposal from Douglas County Maintenance. The contract was essentially the same as the previous year without cost increase. It was moved and approved to proceed with the contract as amended by including the previous years' specification.

Tract C and D Reseeding –The Board directed Mr. O'Connor to move forward with Douglas County Maintenance to with addressing the erosion problem through re-grading, installing rip-rap, amending the soil and reseeding.

The Metzler HOA community Garage Sale will be June 4th and 5th.

Adjournment:

A motion was made, seconded and carried to adjourn at 7:58 PM.

Respectfully for the Board,
Greg Korytkowski